

84-0-13  
#10100

ANTHONY POULIN

008578

TRANSFER  
TAX  
PAID

72-442

now part of  
72-42

of Winslow, County of Kennebec, State of Maine  
~~XXXXXX~~ for consideration paid, grant to CLIFFORD F. MORISSETTE and  
JACQUELINE T. MORISSETTE, husband and wife,  
of 7 Stone Ridge Drive, Waterville, Maine  
with ~~Warranty Covenants~~, as joint tenants,  
the land in ~~Waterville~~, Kennebec County, State of Maine, bounded and  
described as follows, to wit:

Lot #6 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine"  
by K & K Land Surveyors, Inc. dated July, 1986 and recorded in  
Kennebec Registry of Deeds File #E-87010.

Being part of the premises conveyed to the herein grantor by deed  
from Robert A. Rosenthal dated September 24, 1986 and recorded in  
Kennebec Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions,  
numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold itself responsible for enforcing the foregoing restrictions.

BK3729PG 059

wife of said executor,

~~jointly and severally release all rights by, to, and in the~~

Witness my hand and seal this 4th day of April 19 90.

*Anthony Poulin*  
Anthony Poulin

The State of Maine

Kennebec

ss.

April 4, 19 90

Then personally appeared the above named Anthony Poulin

and acknowledged the foregoing instrument to be

his

free act and deed,

Before me,

*Justice of the Peace*  
Justice of the Peace - Attorney at Law - Notary Public

RECEIVED KENNEBEC SS.

1990 MAY 10 AM 9:50

ST. JAMES ROAD, MAINE  
REGISTER OF DEEDS